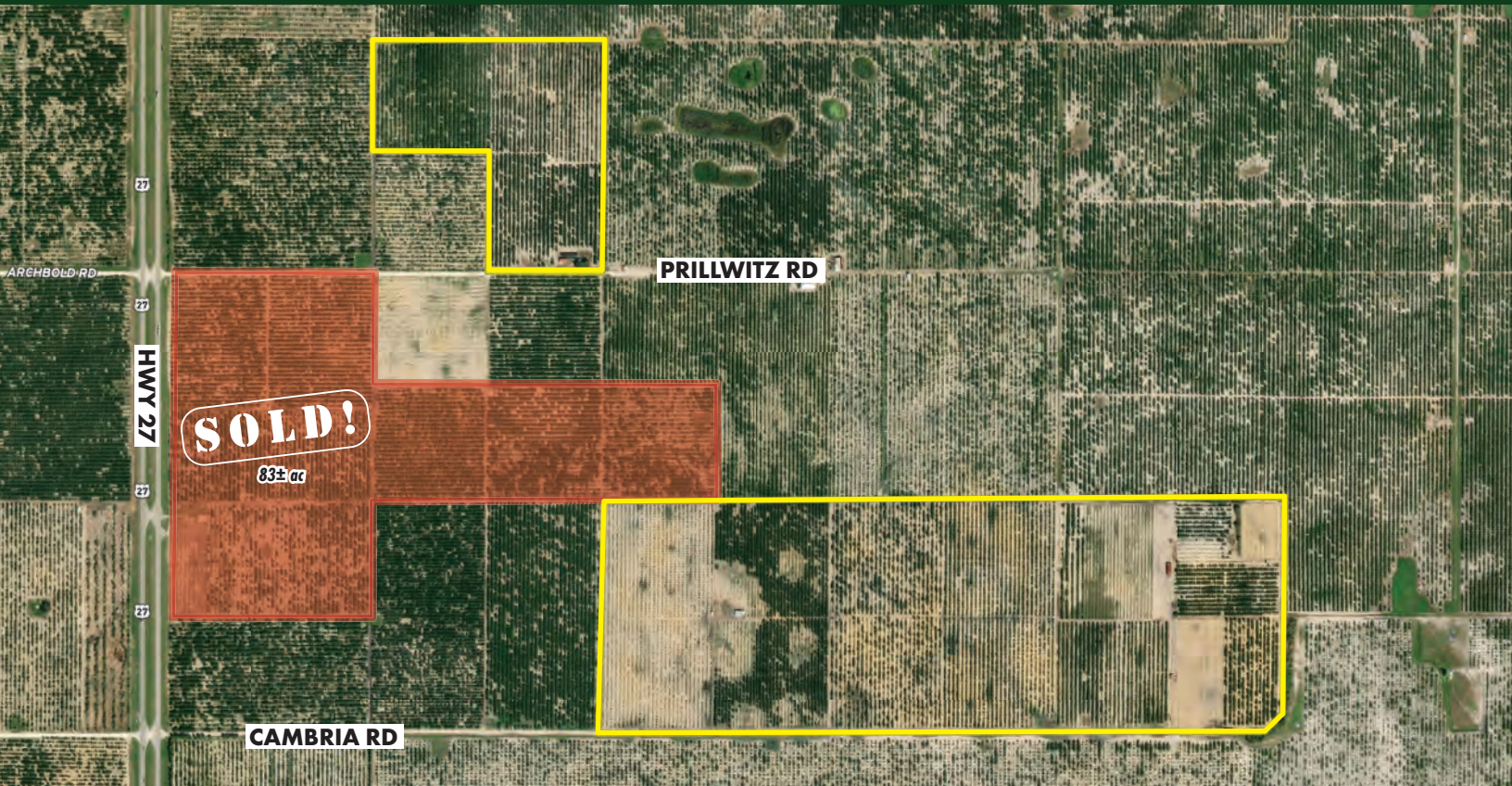


**FOR  
SALE**

## **SOUTH HIGHLANDS GROVE**

1 Prillwitz Rd, Venus, FL 33960



### **ABOUT THE PROPERTY**

<b>SIZE</b>	149± acres available
<b>PRICE</b>	\$2,235,000 or \$15,000/acre
<b>ZONING</b>	AG
<b>ROAD FRONTAGE</b>	667'± on Prillwitz Rd, 3,950' on Cambria Rd
<b>PARCEL IDs</b>	

C093830A0001500000; C153830A0000200000;  
C163830A0001600000; C153830A0000120000;  
C093830A0001010000; C153830A0000110000

### **DESCRIPTION**

Located in Florida's Heartland, the Lake Wales Ridge has historically been one of the top locales in the country to grow oranges. This property offers **highly productive planting and diverse varieties throughout**, including approximately 119 acres of Valencias, 22 acres of Hamlins, 5 acres of Navels, and 10 acres of Pineapples. The property has an abundance of water with a total of 8 wells ranging in size from 6 to 8 inches. This grove is not encumbered by a fruit contract, allowing a potential buyer to capitalize on the attractive pricing for oranges in today's citrus market. Given the grove's size and infrastructure, it makes a great stand-alone farm or a nice addition to an existing citrus portfolio. A ride through the grove is testament to this farmer's excellent stewardship principles. **Call today for a showing of one of the most well-maintained groves in the Sunshine State!**

**MAURY L. CARTER & ASSOCIATES, INC.**

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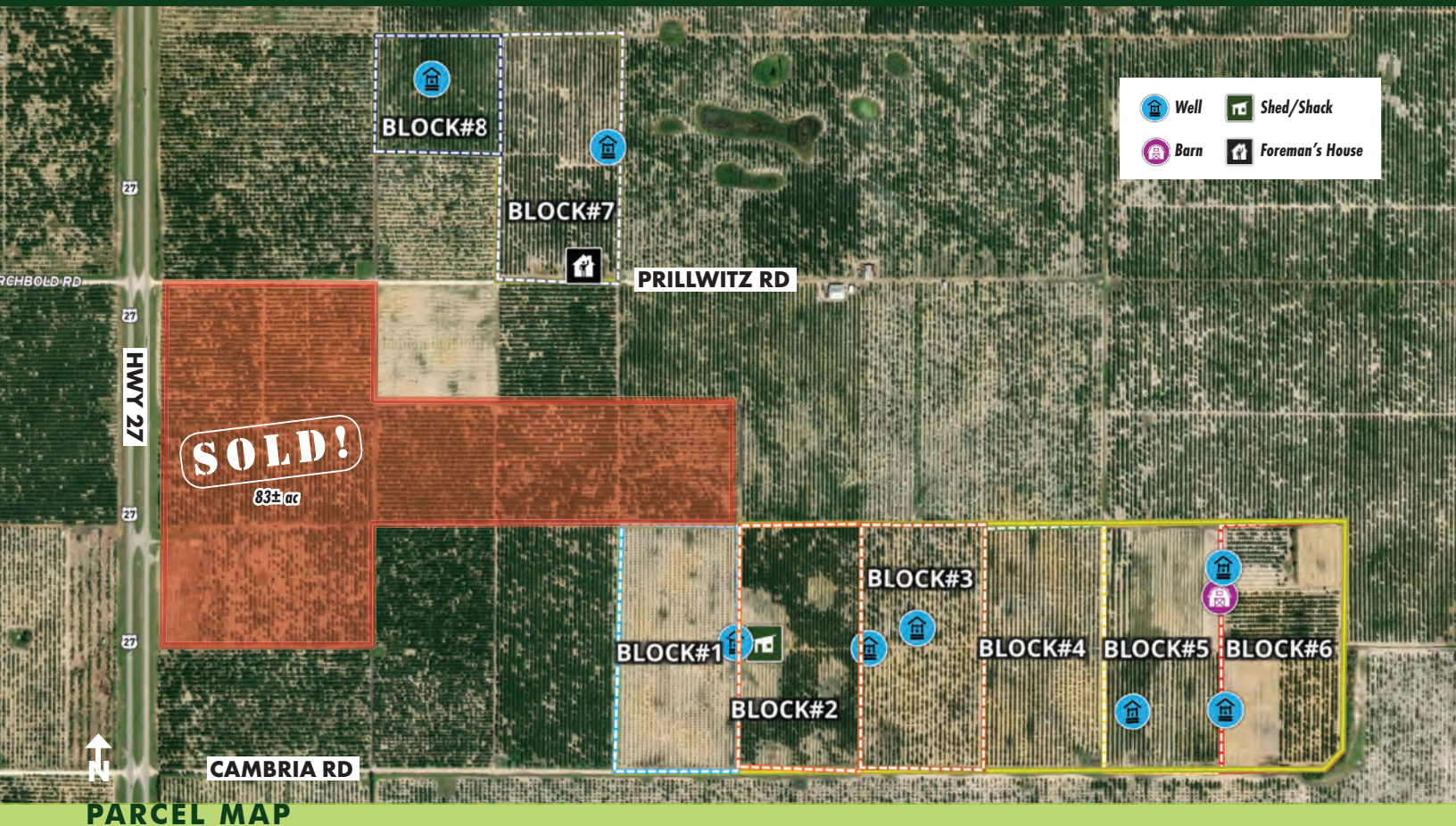




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Block #	Variety	Acreage	Production* (boxes/acre)	Notes
1	Valencia	20	211	
2	Hamlin	18	238	
3	Valencia	20	214	
4	Valencia	20	247	
5	Valencia	20	211	
6	Valencia	19	184	
7	Navels/Hamlins	19	264	4 ac Hamlins, 5 ac Navels, 10 ac Valencias (blended 5 year average)
8	Valencia	10	259	
			<b>211</b>	<b>Blended average over the entire grove (per acre)</b>

*\*Production is based on field boxes over 5-year average*

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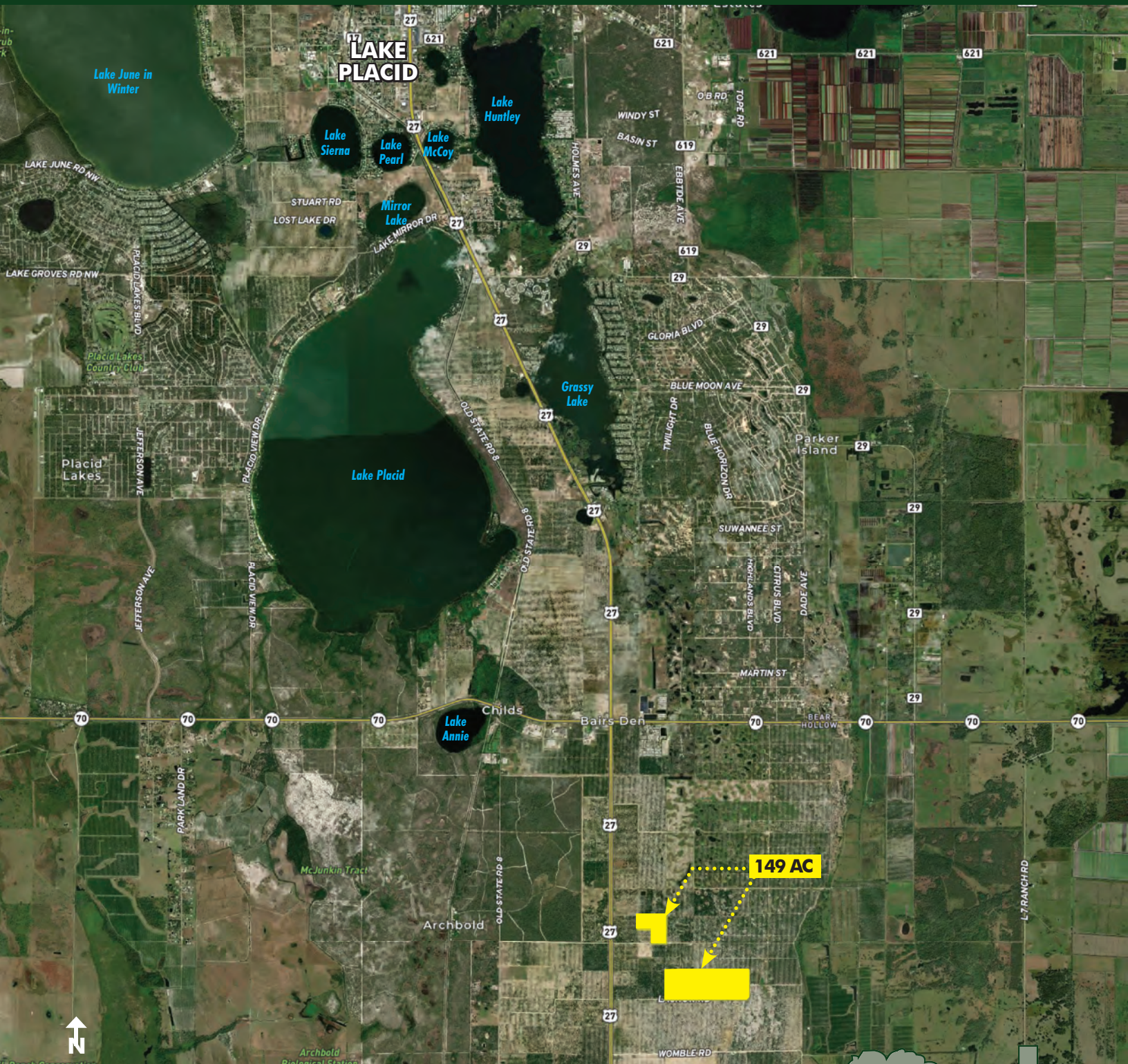




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**REGIONAL MAP**

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## DRIVE TIMES

**Lake Placid:** 10 min

**Sebring:** 30 min

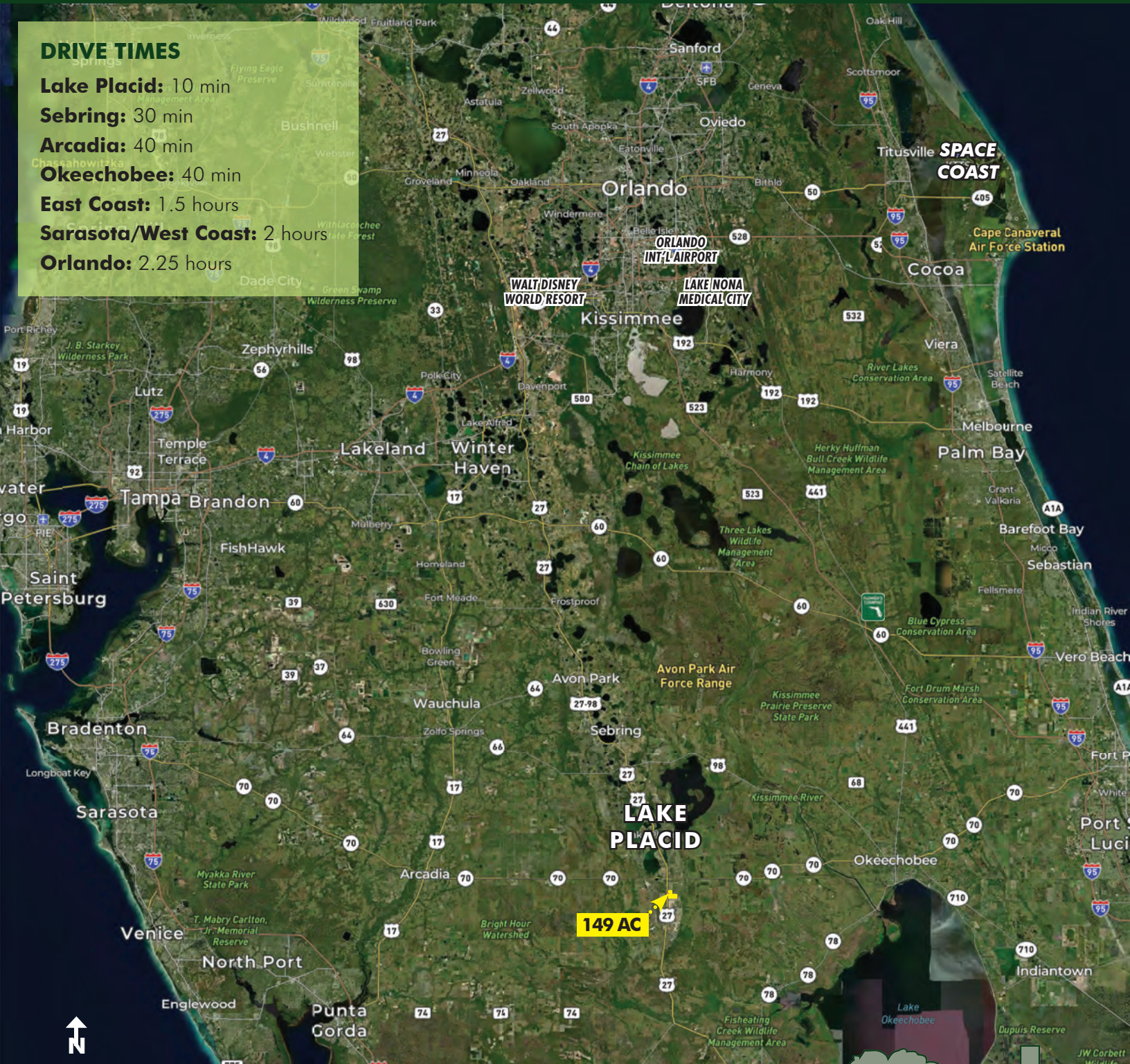
**Arcadia:** 40 min

**Okeechobee:** 40 min

**East Coast:** 1.5 hours

**Sarasota/West Coast:** 2 hours

**Orlando:** 2.25 hours



**LOCATION MAP**

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